



SUPERBI112D2
PO Box 1849
Milton, WA 98354
Phone: [\(253\) 573-1698](tel:(253)573-1698)
E-Mail: jms@superiorbuilders.org

April 15, 2013

Alex Garza

Kidder Mathews
12886 Interurban Ave. S.
Seattle, Washington 98168

RE: LAKE RIDGE BUILDOUT

Seatac Office
2800 S 192nd St
Suite 106
Des Moines, Washington 98032

The following contains an outline of cost and the proposed scope of work to complete the above referenced improvements based on existing building standards and the following outline. The proposed scope of work assumes that existing building utilities and H.V.A.C. system will be utilized in completing the improvements. Please review the take-offs, notes, and exclusions carefully.

Project Set Up	\$1,470.00
Demolition	\$581.80
Drywall Framed & Finished	\$5,040.00
Electrical	\$1,809.00
Doors & Frames	\$4,530.00
Hardware	\$435.00
Paint	\$2,560.00
Ceilings	\$200.00
Sprinklers	\$575.00
Floor Covering	\$746.56
Final Clean	\$325.00
General Conditions	\$1,827.24
Taxes/Insurance	\$251.25
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	\$20,350.85
Sales Tax at 9.5%	\$1,933.33
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Total	\$22,284.18

Project Set Up:

(980) square feet to set up, mobilize and manage project.

Demolition:

(2) each door removed and hauled from jobsite or site aside for reinstallation.

(12) linear feet of wall removed and hauled away.

(135) cost to mobilize and set up jobsite for demolition.

(192) square feet of carpet removed and hauled away.

Drywall Framed & Finished:

(2) each piece of break metal at end of wall against outside window system. Break metal finish to match window system.

(90) linear feet of metal stud walls framed to bottom of existing t-bar ceiling and covered with fire rated, type X, 5/8"G.W.B.; walls finished smooth.

Electrical:

(1) each duplex outlet installed.

(1) allowance to rewire each existing outlet, light switch, and thermostat exposed by demolition.

(4) each light switch installed to match building standard.

(4) each existing 2x4 troffer light fixture relocated.

(2) each T8 fluorescent three tube, electronic ballast direct/indirect troffer installed.

Doors & Frames:

(3) 3' x 7' solid core red oak slab with hemlock frame prefinished and installed.

(5) upcharges to add 2'6" x 3' red oak vision kits to new door slabs.

(1) 2' x 5' opening cut into existing door slab. 1/4" tempered clear glass installed and oak stops installed.

Hardware:

(3) Schlage "AL" Jupiter satin chrome cylindrical passage sets.

Paint:

(640) linear feet of wall painted in one color.

Ceilings:

(200) dollar allowance to remove, replace and/or repair ceiling tile and grid as required.

Sprinklers:

(1) Set up and layout with no permit required.

(1) new sprinkler heads installed.

Floor Covering:

(22) yards of loop carpet installed by direct-glue-down method.

(240) linear feet of 4" Roppe cove base installed.

Final Clean:

(325) dollar allowance for final cleaning and removal of construction debris at completion of project.

EXCLUSIONS:

- Any & All Work Unspecified
- Plans and Building Permits